

The Bureau of Land Management

by authority of the Southern Nevada
Public Land Management Act of 1998
(Public Law 105-263) and Clark County
Conservation of Public Land and Natural
Resources Act of 2002 (Public Law
107-282)

proudly presents

Public Land Sales

Properties in the Greater Las Vegas Valley

Auction services provided by the General Services Administration

The full text of the Notice of Realty Action (NORA) as published in the Federal Register and three times in the Las Vegas Review Journal is provided in its entirety on the BLM website.

Support of Public Land Management Activities

The Southern Nevada Public Land Management Act of 1998 authorizes the Bureau of Land Management to conduct sales of public land to fund land management activities in Nevada such as:

- Acquisition of environmentally sensitive lands in the State of Nevada, with priority given to lands in Clark County.
- Capital improvements at the Lake Mead National Recreation Area, the Desert National Wildlife Refuge, the Spring Mount National Recreation Area, the Red Rock Canyon National Conservation Area and other areas administered by BLM in Clark County.
- Development of a multi-species habitat conservation plan in Clark County; and
- Development of parks, trails and natural areas in Clark County pursuant to a cooperative agreement with units of local government.

For More Information	
Walk-in	BLM Las Vegas Field Office 4701 N. Torrey Pines Drive, Las Vegas, NV 89130 (Business Hours: 7:30 a.m. to 4:30 p.m.) Tel: (702) 515-5114
Phone	Please call 888-GSA-LAND (472-5263) Fabian Huey ext. 3408, David Haase ext. 3426 or Gina Arrieta ext. 3431.
Fax	(415) 436-7402 For use for pre-registration for the oral auction and when submitting increased bids for internet auctions.
GSA Web & BLM Web	http://propertydisposal.gsa.gov/property Click on the Las Vegas icon. http://www.blm.gov Click on State Highlights and Scroll to Nevada
Mail	General Services Administration, Property Disposal Division (9PR) 450 Golden Gate Ave, Fourth Floor East San Francisco, CA 94102-3434

GENERAL TERMS AND CONDITIONS

Authority

Properties offered for sale were identified for disposal in the Las Vegas Resource Management Plan, signed October 5, 1998, and have been found suitable for sale under one or more of the following authorities:

- Federal Land Policy and Management Act of 1976, P.L. 94-579
- Burton-Santini Act of 1980, P.L. 96-586
- Southern Nevada Public Land Management Act of 1998, P.L. 105-263.
- Clark County Conservation of Public Land and Natural Resources Act of 2002, P.L. 107-282

Location of Properties

This brochure includes inserts and maps that show the locations of the sale parcels and other characteristics of the sale areas.

We strongly recommend that you inspect the parcels prior to bidding. Questions about zoning, taxes, etc., should be referred to unit of local government in whose jurisdiction the lands are located.

General Auction Procedures

Specific properties identified within this brochure will be offered for sale by public oral auction at the date and time specified. All bidders participating in the oral auction must register to bid.

Bidders are advised to pre-register as early as possible because **walk-in registration is limited to the hours of 8:00 a.m. to 10:00 a.m.** on Auction Day. Prior to obtaining a bidder number, a registration deposit in the amount of **\$10,000** is required from all bidders. It must be in the form of a certified check, bank draft, or cashier's check made **payable to DOI, BLM.**

If you plan to bid on any of the subject properties, complete and bring the enclosed SALE BID & CERTIFICATE OF ELIGIBILITY. This form may be reproduced. If you plan to bid on multiple properties, separate forms must be completed for EACH property you are bidding on. Properties will be sold to the highest qualified bidders: the apparent high bidders must submit the required bid deposit by **3:00 p.m.** on the day of the auction at the location of the auction. Parcels not sold may be held over to be offered at a future auction or on the Internet.

Terms of Sale

No parcel will be sold for less than its appraised Fair Market Value (FMV). At close of the auction, the highest qualified bids will be announced. The person declared to have entered the highest qualifying bid must submit payment for not less than one-fifth (20%) of the amount of the bid by 3:00 p.m. on the day of the auction at the location of the

auction. You must pay the balance within 180 days of the date of the sale. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your bid deposit to the BLM.

Title Issuance

The BLM will issue a patent (an instrument of conveyance of title to Government lands, similar to a deed) after receiving payment in full. If you mail your payment, it must be in the form of a certified check, postal money order, bank draft, or cashiers check made payable to DOI Bureau of Land Management. If you deliver final payment to the BLM Las Vegas Field Office, it must be in the form of a certified check, postal money order, bank draft, or cashiers check made payable to DOI Bureau of Land Management. The patent will be issued to the name(s) as shown on the Bidder Statement and will be sent to the address provided there unless other arrangements have been made. You must comply with all terms of the sale, as directed in the "High Bidder Declared Notice" issued 30 days after the auction, and remit payment in full within 180 calendar days from the date of sale. Name changes received by BLM after the "High Bidder Declared Notice" is sent will NOT be accepted under any circumstances.

Encumbrances

All minerals of value will be reserved to the United States,

together with the right to prospect for, mine, and remove the minerals, except as noted on pages 4 and 5. A right-of-way is reserved for ditches and canals constructed by the United States under the authority of the Act of August 30, 1890 (26 Stat. 291; 43 U.S.C. 945). A reservation for roads, public utilities and flood control purposes to insure continued ingress and egress to adjacent lands will be incorporated as requested by the local governing entity. Encumbrances of record are available from the BLM's Las Vegas Field Office. We strongly recommend that you review the encumbrance information prior to bidding.

Eligibility of Bidders

United States citizens who are 18 years of age or older; corporations subject to the laws of any state of the United States; a State, State instrumentality or political subdivision authorized to hold property; and any entity legally capable of conveying and holding lands or interests therein under the laws of the State of Nevada may purchase any subject property.

Fair Market Value Determination

To determine the fair market value of the sales parcels through appraisals, the BLM had to make a number of assumptions regarding the attributes and limitations of the lands and potential effects of local regulations and policies on

potential future land uses. Through this publication, the BLM gives notice that these assumptions may not be endorsed or approved by units of local government. Furthermore, no warranty of any kind shall be given or implied by the United States regarding the potential uses of the selected lands, and conveyance of the lands will not be on a contingency basis. It is the buyer's responsibility to be knowledgeable of the subject lands and to be aware of all applicable local government policies and regulations that would affect the sales parcels. When conveyed out of Federal ownership, the lands will be subject to any applicable reviews and approvals by units of local government for proposed future uses, and any such reviews and approvals would be your responsibility. Any land lacking access from a public road or highway will be conveyed as such, and the future access will be the responsibility of the buyer. Appraisals are available for review at the Las Vegas Field Office.

Zoning

Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the property for present or proposed future use, shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate

or will remain unchanged. Any inaccuracies or changes in the zoning information shall not be cause for adjustment or rescission of any contract resulting from this Sale.

Mineral Interests

The BLM is required to assess the potential for minerals to occur on any lands designated for disposal, prior to the disposal occurring. In most instances a BLM geologist physically inspects each parcel and reviews any literature on the geology of the area. The geologist looks for the occurrence of three categories of minerals: locatable (e.g. gold and silver), leasable (e.g. oil and gas), and mineral materials (e.g. sand and gravel). The geologist then prepares a mineral potential report noting whether any of these categories of minerals are found on the lands. This report recommends which minerals should be retained by the United States. Based on this determination, mineral interests in one, two or all three of these categories may be reserved to the United States. If minerals do not occur in economically removable or recoverable amounts, or if they do not occur at all, then there are no known mineral values.

Section 209 of the Federal Land Policy and Management Act of 1976 (FLPMA) sets forth the requirements for the United States to either reserve (keep) or convey (transfer) minerals when selling lands. Basically, FLPMA requires

that land sales reserve all minerals to the United States, including the right to prospect for mine, and remove the minerals through oil and gas leasing, mining patents, sand and gravel sales, etc. However, section 209 (b)(1) states that the Secretary of the Interior can convey mineral interests if he/she finds that "there are no known mineral values in the land."

Conveyance of mineral interests of no known value

A successful bid will constitute an application for conveyance (purchase) of mineral interests of no known value. A nonrefundable filing fee of \$50 will be required for processing the conveyance of these mineral interests. Subpart 2720 of 43 Code of Federal Regulations (CFR) sets forth the procedures for the conveyance. You can review a copy of the regulation at BLM's Las Vegas Field Office.

Unsold Properties

Any parcel that does not receive an acceptable bid at the oral auction, except where otherwise noted,

may be offered for sale by the BLM in conjunction with the U.S. General Services Administration (GSA). If a parcel is offered for sale by GSA, it will be offered online at the following web site: www.auctionrp.com. For further information about GSA's online auction services and the potential sale of any available BLM parcels in the Greater Las Vegas area, call 1-888-GSA-LAND (472-5263).

Submission of Comments

Any comments received during this process, as well as your name and address, will be available to the public in the administrative record and/or pursuant to a Freedom of Information Act request. You may indicate for the record that you do not wish your name and/or address made available to the public. The BLM will release or withhold the names and/or addresses of those who comment, on a case-by-case basis. Any request to have a name and/or address withheld from public release will be honored to the extent permissible by the law.

SEALED BID INSTRUCTIONS

1. The Bidder Statement to be used is included in this brochure. Use a separate Bidder Statement for each parcel. Please have forms filled out as completely as possible.
2. A deposit of ten percent (10%) of the amount bid in the form of a certified check, money order, or cashier's check payable to the **"DOI, Bureau of Land Management"** must accompany your bid. No personal checks will be accepted for sealed bids. If all or a portion of the Federally-owned minerals interests have been designated for conveyance simultaneously with the surface estate, **your bid must be accompanied by a \$50.00 non-refundable filing fee** for the mineral interests. Failure to include this deposit with each bid will result in disqualification of your bids.
3. Mail or deliver your bid to:

BLM Las Vegas Field Office
4701 N. Torrey Pines Drive
Las Vegas, NV 89130
4. Enclose your bid in an envelope including your name and return address on the outside. Include the following notation on the front lower left-hand corner:

SEALED BID - DO NOT OPEN

SERIAL NO. N-_____

NOTICE: The Privacy Act of 1974 and the regulation in 43 CFR 2.48(d) provide that you be furnished the following information in connection with information required by the Bid for Public Lands.

AUTHORITY: Public Law 96-586 of December 23, 1980 (94 Stat. 3381), Public Law 105-263 of October 19, 1998 (112 Stat. 2343) and Public Law 107-282 of November 6, 2002, (116 Stat. 1994).

PRINCIPAL PURPOSE: The information is to be used to process your bid.

ROUTINE USES: (1) The adjudication of the bidder's rights to the land or resources. (2) Documentation for public information in support of notations made on land status records for the management, disposal, and use of public lands and resources. (3) Transfer to appropriate Federal agencies when concurrence is required prior to granting a right in public lands or resources. (4) Information from the record and/or transfer of the record to appropriate Federal, state, local, or foreign agencies, when relevant to civil, criminal, or regulatory investigations or prosecutions.

EFFECT OF NOT PROVIDING INFORMATION: Disclosure of the information is voluntary. However, if all the information is not provided, your bid may be rejected.

IMPORTANT: If your bid is declared the high bid and you are offered the land, patent will be issued in the name of the party or parties whose name(s) appear on the Bidder Statement. Should you wish to change the patentee, it must be done in writing within 30 days of the date of the sale. Name changes must be accompanied by a new Bidder Statement.